

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 PENOLA DRIVE SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

South Morang

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 CAMDEN CLOSE SOUTH MORANG VIC 3752	\$813,000	22-Nov-25
8 DOBSON AVENUE SOUTH MORANG VIC 3752	\$815,000	25-Oct-25
26 PARINGA AVENUE SOUTH MORANG VIC 3752	\$821,000	06-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 March 2026

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3 CAMDEN CLOSE SOUTH MORANG VIC 3752

 4  2  2

Sold Price

\$813,000

Sold Date **22-Nov-25**

Distance **0.41km**



8 DOBSON AVENUE SOUTH MORANG VIC 3752

 4  2  2

Sold Price

\$815,000

Sold Date **25-Oct-25**

Distance **0.91km**



26 PARINGA AVENUE SOUTH MORANG VIC 3752

 4  2  2

Sold Price

\$821,000

Sold Date **06-Dec-25**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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